

# Conifer Park #6 Homeowner's Association

Web Blog: <http://coniferpark6.blogspot.com>

QUARTERLY NEWSLETTER – SPRING 2011

## YOUR HOMEOWNERS ASSOCIATION



**Below you will find a list of names and phone numbers of the volunteers who serve the Homeowners Association. Please feel free to give any of us a call:**

President Gerry Austin	871-1686
Vice President Michael Groah	871-1385
Secretary Danica Groah	871-1385
Treasurer Nancy Rollins	871-7230

### Board of Directors

Richelle Sherwood	769-2398
Laura Young	769-2703
Jana Sanders	871-1188

### Architectural Review Committee

Gerry Austin	871-1686
Dave Black	(206) 617-8541
Jaclyn Petersen	871-6361



## Earth Day Common Area/Neighborhood Clean-up

April 22nd is Earth Day and in an attempt to keep our Earth/Neighborhood clean, we will be gathering on Saturday, April 16th to do our part. We will be picking up trash in the streets of our neighborhood, in the park and the woods below. We hope to see you there!

## Annual Community-Wide Garage Sale



It's time to clean out the garage and closets again folks! Our community yard sale is scheduled for Saturday, June 11th. Your HOA will take care of the advertising, so all you have to do is get your treasures ready to sell and have them outside on those dates. As always, the community park is available if you would rather set up there than at your house.

## Annual HOA Picnic/Meeting Tuesday, August 2nd 6 pm (Meeting at 6:30pm)



Come join us for the annual Conifer Park HOA Picnic in the Park. Bring your family down to the community park on Fircrest and enjoy some time with your neighbors and friends. The HOA will provide hot dogs, chips, soda & cookies. If you would like, you can bring other foods to share with your neighbors. Please remember to bring lawn chairs or blankets to sit on. After dinner, there will be a short HOA meeting. This is the time for all members of the HOA to gather, discuss association issues, and vote for the officers of your association. Please join us for dinner and to get to know your neighbors!

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## News from Your Treasurer



The Membership Annual Assessment (dues) notice is included with this Newsletter mailing. The 2011 Assessment will be due on March 31st.

The CC&R's allow an assessment increase of no more than the annual percentage change in the Consumer Price Index (CPI) for the Seattle-Tacoma-Bremerton SMSA. The annual index increased 4.2% in 2008, 0.6% in 2009, and just 0.3% in 2010.

If we had increased the "allowed" amount each year, our assessment would be \$65.19 for 2011. After reviewing our 2010 finances, and considering the current economic situation, the Board voted to again assess just \$62, the same amount assessed in 2008, 2009 and 2010.

Please be aware that the CC&R's also dictate that interest be charged at 12% per annum for past due amounts. In addition, the HOA may file a lien against the property when the amount owing warrants such action. All liens will include fees necessary to file and remove the lien, currently an additional \$126, plus the expense of special forms or certified mail.

Obviously, it is cost effective for all homeowners to become and remain "current" with their dues. For those who owe for prior years, I will accept payment spread over two or more months.

You may call or e-mail me if you have any questions about these matters:

Nancy Rollins 360-871-7230  
[nrollins@wavecable.com](mailto:nrollins@wavecable.com)

## Emergency Preparedness



Our neighborhood is participating in a program called "map your neighborhood," which assists in preparing our community for emergencies. We are always seeking people who are interested in helping us organize our individual streets. If a disaster were to strike tomorrow, there would be neighbors of yours, and possibly yourself, who would naturally step up, organize and start helping others in need. Please consider stepping forward now, before disaster strikes, so that our neighborhood can be well-organized.

Are you prepared? What can we all do together to secure our neighborhood and check on our neighbors during the first 4 hours following a disaster? Who, amongst our neighbors, has a generator, AED (automated external defibrillator), first aid skills or other abilities that we might all need in an emergency? This is not only good to know for major disasters but also for other events, such as prolonged power outages or being snowed in for several days.

See family preparedness tips at:  
<http://www.seattleredcross.org/show.aspx?mi=4003>  
There's an extensive learning tool at:  
<http://www.redcross.org/flash/brr/English-flash/default.asp>

Safety tips and brochures can be downloaded for free at:  
<http://www.seattleredcross.org/show.aspx?mi=4006>

There are things you can do to better prepare your home, family and business for disaster. You can preview the materials and outline of the "map your neighborhood" plan at:  
<http://www.emd.wa.gov/myn/index.shtml>

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## Spring Gardening

By Gerry Austin



With the days getting longer and Old Man Winter beginning to loosen his grip, now is a great time to start thinking about your yard or garden. This is the perfect time to trim bushes and shrubs to make room for new growth, and any weeding done now will pay dividends later. The soil is very soft this time of year, so those big taproots come up easily.

Yard waste and limbs can be composted, or you can pay for a bin from Waste Management. I take my yard waste to North Mason Fiber in Belfair, where it costs \$5-\$10 for a truckload to dump. They use the yard waste, along with salmon carcasses from hatcheries on the Hood Canal, to make incredible compost - which they sell for \$5 a bag. I used this compost last year, and grew peppers which won a blue ribbon in the County Fair! I also grew a bounty of tomatoes, onions, corn, and garlic... this year, I'm thinking about making room for squash.

If you decide to dig out a space in your yard for a garden, remember to pick a place that gets plenty of sunlight. And before digging, call 811 to have underground utilities marked in the area... you don't want your dreams of a carrot patch to literally go up in smoke by accidentally digging into a natural gas line.

Lawn care is another thing that many people start thinking about this time of year as well. Many of us have or will soon mow for the first time as our lawns are waking up from hibernation. Although the grass is growing, it is not a good time to fertilize as most of it will wash off into Puget Sound instead of being absorbed by your grass. Wait a few months until May, when the weather is warmer and spring rains start subsiding to get the most benefit. However, now is an excellent time to

pull dandelions! My sons favorite garden implement is the 'weed stomper' – it pulls dandelions by the root. It does take some practice to get good at, but before long you will find that you can pull weeds with it faster than you can spray them with pesticides.

Happy gardening, and thanks for keeping our neighborhood looking great!

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## Newsletter by Email



Would you rather receive the HOA newsletter by email? Please contact Danica Groah at [danicakramer@hotmail.com](mailto:danicakramer@hotmail.com) and you will be added to the mailing list. Please do consider this cost saving measure. It is perfectly okay to continue receiving the hard copy in the mail, but every little bit helps when trying to keep costs down and it's never too late to add yourself to my e-mail distribution list.

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## We're online!



- ü You can find contact info, our legal documents, and other news at <http://coniferpark6.blogspot.com>
- ü Find us on Facebook: "Conifer Park 6 Homeowners Association"
- ü Get e-mail "Alerts": Sign up for our E-mail alerts to receive information about recent neighborhood crimes, lost pets, or other immediate problems in our community. If you aren't already receiving alerts, send a message to Gerry at [millsaustin@wavecable.com](mailto:millsaustin@wavecable.com) along with your address, and you'll be added. We do not sell, share, or otherwise distribute e-mail addresses.